

# CITY OF BOTHELL

## PUBLIC HEARING NOTICE

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NOTICE IS HEREBY GIVEN THAT THE CITY OF BOTHELL HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON JANUARY 31, 2019 AT 10:00 A.M. AT THE BOTHELL CITY HALL 1<sup>ST</sup> FLOOR; ROOM 107 AND 108; 18415 101ST AVE NE BOTHELL, WA 98011. THIS HEARING WILL BE TO CONSIDER AND ADJUDICATE AN APPEAL OF THE SEPA THRESHOLD DETERMINATION OF ENVIRONMENTAL IMPACT AND THE PUBLIC INTEREST TO BE SERVED OR ADVANTAGED BY THE UNDERLYING PROJECT APPLICATION, A SUBDIVISION, CLUSTERED PLANNED UNIT DEVELOPMENT (PUD) AND CRITICAL AREA ALTERATION PERMIT.

**PROJECT:** *Montevallo Subdivision, PUD and Critical Area Alteration Permit.*

**CASE #:** SUB2017-11265, SEP2017-11266, CAPR2017-11291,  
PUD2017-11267

**APPLICANT:** Kasa Holdings 1, LLC.  
Cher Anderson, cher@village-life.net  
19020 33rd Ave W., Suite 450  
Lynnwood, WA 98036

**LOCATION OF PROJECT:** 23223-23529 39th Ave SE, Bothell, WA

**APPLICABLE CODES:** Title 8, 11, 12, 14, 15, 17, 18, 20, 21 & 22 of the Bothell Municipal Code

**PROJECT DESCRIPTION:** The application is proposing to subdivide approximately 25 acres across 7 existing parcels for development of 85 new single family residential lots. This project is located within the Fitzgerald /35th Ave SE planning subarea on land zoned R-9600 (Single Family Residential, 9,600 SF per lot). This proposal utilizes the “clustered PUD” provisions under *BMC 12.30.070 - Planned Unit Developments*. Under these provisions low environmental impact development (LID) is encouraged. As a result of this preference for lower impact development:

- Roads and rights of way may be decreased in size and design to reduce storm water runoff. On-street parking may be limited or eliminated, the provision of sidewalks may be limited or eliminated, and landscape strips between sidewalks and the street may be limited or eliminated.
- Individual lot sizes may be decreased to reduce impervious surfaces and limit the amount of land clearing that must occur to accommodate otherwise typically large lots in the R9,600 zone (the proposed avg. lot size in this development is 5,913 SF).
- The net unit yield of the property is increased (i.e. total number of homes allowed is increased). The application proposes increasing the number of homes otherwise allowed on this development from 77 to 85.

These modifications and incentives are offered in exchange for site designs that include a specific public benefit. In this particular case, the benefit is expressed as less storm water runoff, less need for storm water management and greater forest / open space preservation (in addition to standard open space and critical area preservation).

Vehicular access is planned via two new public local access streets connecting to 39th Avenue SE. In order to provide appropriate provisions for pedestrian access and vehicular circulation on and off the site,

minor amounts of wetland buffer is proposed to be filled and developed. The project will be served by water and sewer public utilities by the Alderwood Water & Wastewater District.

**SEPA APPEAL**

The Hearing Examiner will initially hear an appeal of the project's SEPA threshold determination of environmental impact. At the conclusion of the appeal portion of the hearing, the Examiner may proceed to open and hold a hearing on the merits of the preliminary plat, PUD and Critical Area Alteration permit proposal.

The appeal of the SEPA threshold determination was filed by an interested party (Bowers) within the appropriate time period for such appeals. The appeal claims the finding of no significant environmental impact by the SEPA Responsible Official (as expressed in the threshold determination) is erroneous. The appellants claim the likely impacts of the proposal warrant production of an environmental impact statement under Title 14.02 of the Bothell Municipal Code. The Hearing Examiner will hear appellant arguments for and respondent (City) arguments against such a finding at the public hearing. The general public is also afforded opportunity to offer evidence and testimony on the appeal at this hearing.

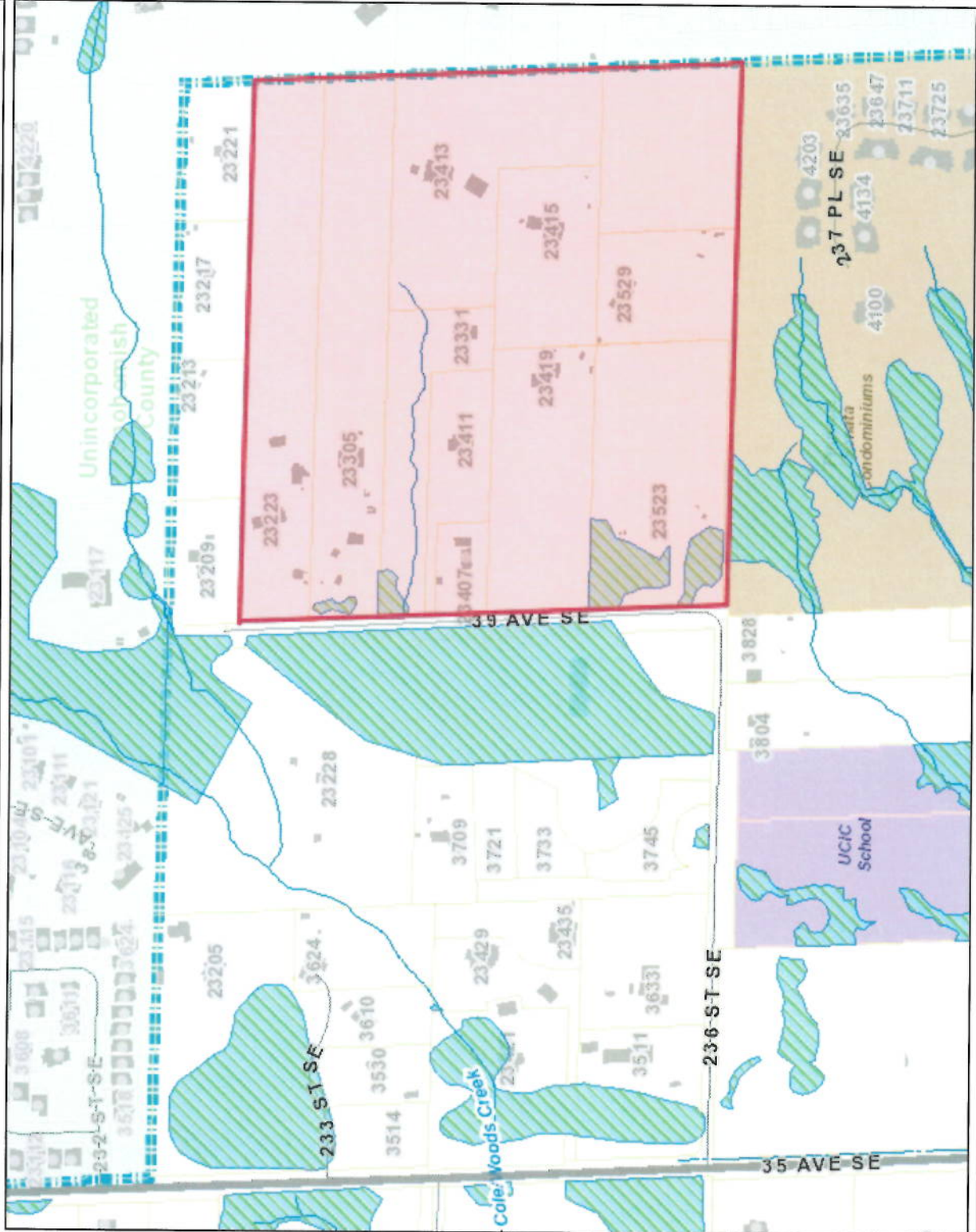
Any persons who may be affected by this proposal may appear at the hearing and be heard in support of or opposition to this proposal. Additional information may be obtained at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 prior to your visitation to the Department. The application and all other documents pertaining to and together constituting the file for this permit shall be available for inspection at the start of the notice period; anyone may submit a written request for a copy of any such materials from the file, at his or her cost. Any such copies requested will be made available no later than 3:00 p.m. of the third day following receipt of the written request. The staff report will be available for inspection at least 10 calendar days prior to the hearing; copies will be provided to interested persons no later than 3:00 p.m. of the day following receipt of the request.

<b>DATE OF POSTING/ISSUANCE: ON OR BEFORE JANUARY 10, 2019</b>
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**SPECIAL ACCOMMODATIONS: THE CITY OF BOTHELL STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. IF SPECIAL ACCOMMODATIONS ARE REQUIRED, PLEASE CONTACT THE ADA COORDINATOR AT 425-806-6150 AT LEAST THREE DAYS PRIOR TO THE HEARING.**



# Montevallo PUD Subdivision Vicinity Map



## Legend

- Rivers or Streams
  - Open Stream
  - Piped Stream
- Wetland
- Address
  - Active Address
  - Assigned Address
  - Utility Address
- Parcel
  - Bothell
  - Outside Bothell
- Buildings
- Bothell City Limits
- County Line
- Local Government
- Public Services
- School
- Business
- Mobile/Multi-Family
- Golf Course
- Other Jurisdictions
  - Other
  - Brier, Lynnwood, Shoreline, Woodinville
  - Edmonds, Kirkland, Lake Forest Park
  - Kenmore, Mill Creek, Mountlake Terrace, Woodway
  - Unincorporated King and Snohomish

## Notes

The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.



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